

NOTES

- IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY JAMES MAUNEY & ASSOCIATES, P.A.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-0030D EFFECTIVE DATE: 11/2/94.
- TAX PARCEL NOS. 4671975792
- REFERENCES: DB 2430 PG 224, DB 1439 PG 194, DB 1104 PG 176, DB 232 PG 218
- THIS PLAT IS SUBJECT TO R/W OF CONCORD TELEPHONE COMPANY DB 214 PG 37, DUKE POWER COMPANY DB 155 PG 377, NC DEPT. OF TRANSPORTATION DB 317 PG 235.
- CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS.
- ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
- ALL AREAS CALCULATED BY COORDINATE METHOD. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
- CENTERLINE STREET DISTANCES
OLIVE HILL AVENUE = 521'
REMINGTON LANE = 150'

LEGEND

PSDE	PRIVATE STORM DRAINAGE EASEMENT
R/W	RIGHT OF WAY
SS	SANITARY SEWER
M.B.L.	MINIMUM BUILDING LINE
S.T.E.	SIGHT TRIANGLE EASEMENT
R.Y.	REAR YARD
COS	COMMON OPEN SPACE
CM	CONTROL CORNER
	LOT LINE/PROPERTY LINE
	RIGHT-OF-WAY LINE
	SETBACK/YARD LINE
	PROPERTY CORNER
	CONCRETE MONUMENT
	NCGS MONUMENT

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NCFILED FOR REGISTRATION ON THE
9th DAY OF June, 2006
AT 2:10 O'CLOCK P.M.
AND REGISTERED IN RECORD BOOK
NO. 49 PAGE 87By: *James Mauney*
REGISTER OF DEEDS
*Deputy*PLAT REVIEW OFFICERS CERTIFICATE
(as required by N.C.G.S. 47-30.2)STATE OF NORTH CAROLINA
COUNTY OF CABARRUSI, Jonathan Marshall, REVIEW OFFICER
OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR
PLAT TO WHICH THE CERTIFICATION IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS.
DATE 6-5-2006 Jonathan Marshall by David Whitley
REVIEW OFFICER

CERTIFICATE OF FEE PAYMENT

I, HEREBY CERTIFY THAT ALL FEES FOR THE MOSS
CREEK VILLAGE RIVER CHASE, MAP 1 SUBDIVISION
HAVE BEEN PAID, OR THAT THE FEES ARE NOT
APPLICABLE.
DATE 5/24/06 David Whitley
FINANCE DIRECTOR

CERTIFICATE OF FINAL PLAT APPROVAL

I, HEREBY CERTIFY THAT THIS PLAT IS IN
COMPLIANCE WITH THE CITY OF CONCORD CODE OF
ORDINANCES. THIS FINAL PLAT FOR THE MOSS
CREEK VILLAGE, RIVER CHASE, MAP 1 SUBDIVISION
WAS APPROVED BY THE CONCORD PLANNING &
ZONING COMMISSION ADMINISTRATOR WITH THE
CONCURRENCE OF THE DEVELOPMENT REVIEW
COMMITTEE AT THEIR MEETING
ON 5-25-06 2. Mo was Approved in County
DATE 5-25-06 David Whitley
DEVELOPMENT SERVICES DIRECTORCERTIFICATE OF STREETS, WATER AND SEWER SYSTEM
APPROVAL AND OTHER IMPROVEMENTSI, HEREBY CERTIFY THAT ALL STREETS PUBLIC AND/OR PRIVATE STORM DRAINAGE
SYSTEMS, WATER AND SEWER SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE
BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN
ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATION AND STANDARDS OF
CONCORD AND THE STATE OF NORTH CAROLINA.
DATE 7/18/06 David Whitley
DIRECTOR OF ENGINEERING

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN
AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION
OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN
OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MIN. BUILDING
SETBACK LINES AND DEDICATE TO PUBLIC USE ALL STREETS, WALKS,
PARKS OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY
INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS
UNTIL ACCEPTED BY THE CITY OF CONCORD AND FURTHER THAT
I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE
OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR
COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED
BY THE CITY, OR FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS.By RS Moss Properties, LLC by James Mauney, Jr. A/E 3/29/06
BY FARRAR GROSS, JR., ESQ. GRANTED POWER OF ATTORNEY FOR
R.J. MOSS PROPERTIES, LLCCERTIFICATE OF ACCEPTANCE OF OFFER OF
DEDICATIONI, HEREBY CERTIFY THAT THE CITY COUNCIL
ACCEPTED THE OFFERS OF DEDICATION SHOWN ON
THIS PLAT BY RESOLUTION AT A MEETING OF THE
CITY COUNCIL HELD ON June 21, 2006
DATE 6/21/06 Kimberly G. Deason
Deputy City ClerkCERTIFICATE OF CONFORMITY WITH PLANS AND
SPECIFICATIONS

CITY OF CONCORD

MOSS CREEK VILLAGE, RIVER CHASE, MAP 1
NAME OF SUBDIVISIONMOSS PLANTATION AVE. NW, OLIVE HILL AVE.,
REMINGTON LN.
NAME OF STREETS IN SUBDIVISIONJ & B DEVELOPMENT AND MANAGEMENT, INC.
SUBDIVIDERI HEREBY, TO THE BEST OF MY KNOWLEDGE, ABILITY
AND BELIEF, CERTIFY THAT ALL STREET, STORM
DRAINAGE, WATER AND SEWER WORK TO BE
PERFORMED ON THIS SUBDIVISION HAS BEEN
CHECKED BY ME OR MY AUTHORIZED
REPRESENTATIVE AND WILL CONFORM WITH LINES,
GRADES, CROSS-SECTIONS, DIMENSIONS, AND
MATERIAL REQUIREMENTS WHICH ARE SHOWN ON
AND INDICATED IN THE PLANS WHICH HAVE BEEN
REVIEWS AND APPROVED BY THE CONCORD
SUBDIVISION ADMINISTRATOR OR THE NORTH
CAROLINA DEPARTMENT OF TRANSPORTATION.I ALSO ACKNOWLEDGE THAT FALSIFICATION OF THE
ABOVE CERTIFICATIONS MAY SUBJECT ME TO CIVIL
SUIT AND/OR CRIMINAL PROSECUTION UNDER THE
GENERAL STATUTES INCLUDING BUT NOT LIMITED TO,
GS 14-100 AND 136-102.6 AND THE CODE OF
ORDINANCES OF THE CITY OF CONCORD.James Mauney, Jr.
REGISTERED PROFESSIONAL ENGINEER
74921 29mm06
REGISTRATION NO. DATENGS MONUMENT
"ORCHARD"
N 619.876.314
E 1,483.934.208MOSS PLANTATION AVENUE NW
50' Public R/W

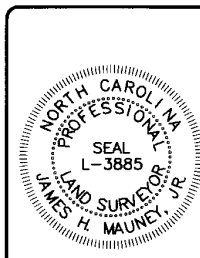
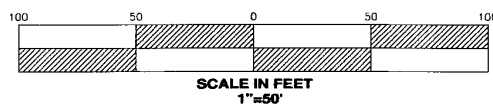
DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
AREA OF LOT: 2.16 ACRES
AREA OF RIGHT-OF-WAY: 0.71 ACRES
TOTAL AREA PLAT: 2.87 ACRES
TOTAL LOTS: 16LOT DATA:
FRONT SETBACK: 30'
SIDEYARD: 3'
REAR YARD: 20' INTERNAL/25' EXTERNAL
SIDEYARD STREET SIDE: 10'Street Blades:
[1] 1460 Olive Hill Ave NW at
1500 Remington Ln NW
[2] 1500 Olive Hill Ave NW at
9640 Moss Plantation Ave NWStreet Key #'s
Olive Hill Ave NW - 2783
Remington Ln NW - 2718
Moss Plantation Ave NW -
2639FUTURE DEVELOPMENT
J&B DEVELOPMENT AND MANAGEMENT, INC
DB 4971-220

CURVE	LENGTH	RADIUS	CHORD
C1	42.65	25.00	N20°35'35"E 37.67
C2	33.39	1014.05	N70°22'40"E 33.39
C3	57.83	1014.05	N72°58'52"E 57.82
C4	57.87	1014.05	N76°16'15"E 57.86
C5	57.88	1014.05	N79°31'49"E 57.87
C6	57.88	1014.05	N82°48'02"E 57.87
C7	57.87	1014.05	N86°04'15"E 57.87
C8	32.93	1014.05	N88°38'10"E 32.93
C9	24.94	1015.00	S89°44'05"E 24.94
C10	57.85	1015.00	S87°23'53"E 57.84
C11	51.72	948.01	S87°51'58"E 51.71
C12	51.71	948.01	N89°00'30"E 51.70
C13	51.71	948.01	N85°53'00"E 51.70
C14	51.70	948.01	N82°45'30"E 51.70
C15	51.71	948.01	N79°38'00"E 51.70
C16	51.71	948.01	N76°30'30"E 51.70
C17	51.69	948.01	N73°23'01"E 51.68
C18	52.25	948.01	N70°14'34"E 52.24
C19	38.02	25.00	N42°49'26"W 34.46
C20	38.23	25.00	S44°32'55"W 34.61
C21	28.03	1064.05	N87°35'56"E 28.03
C22	51.99	1064.05	N85°26'39"E 51.99
C23	51.97	1064.05	N82°38'42"E 51.97
C24	52.00	1064.05	N79°50'45"E 52.00
C25	51.80	1064.05	N77°03'04"E 51.79
C26	51.83	1064.05	N74°15'40"E 51.82
C27	51.76	1064.05	N71°28'20"E 51.75
C28	37.69	1064.05	N69°03'51"E 37.69
C29	30.03	25.00	N77°32'04"W 28.26
C30	51.76	1204.02	N71°54'03"E 51.76
C31	56.82	1204.02	N74°29'03"E 56.81
C32	60.90	1204.02	N77°17'07"E 60.90
C33	49.04	1204.02	N79°54'04"E 49.03
C34	60.79	1204.02	N82°30'51"E 60.78
C35	56.99	1204.02	N85°19'00"E 56.98
C36	59.42	1204.02	N88°05'11"E 59.41

CM-1
N 617433.0315
E 1479964.7342
N58°23'13"E
4661.15 (GROUND)
TO NCOS "ORCHARD"
GCF=0.999848497CM-2
N 617382.3723
E 1479972.6493
N57°48'29"E
4661.21 (GROUND)
TO NCOS "ORCHARD"
GCF=0.999848497FUTURE DEVELOPMENT
J&B DEVELOPMENT AND MANAGEMENT, INC
DB 4971-220FUTURE DEVELOPMENT
J&B DEVELOPMENT AND MANAGEMENT, INC
DB 4971-220State of North Carolina
County of CABARRUSI, James H. Mauney, Jr. certify that this map was
drawn under my supervision from an actual survey
made under my supervision; that the ratio of precision
as calculated exceeds 1:10,000; that the boundaries
not surveyed are shown by broken lines plotted from
information found in documents of record as shown
hereon; that this survey creates a subdivision of land
within the area of a county or municipality that has an
ordinance that regulates parcels of land; that this map
was prepared in accordance with G.S. 47-30, as
amended. Witness my original signature, registration
number and seal this 29th day of NOVEMBER, 2004.*James H. Mauney, Jr.*
Professional Land Surveyor
Registration Number L-3885

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON
MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED
NOVEMBER 2, 1984
FEMA PANEL 37025C00300

REVISIONS
03-06-06 PER PLANNING COMMENTS
03-29-06 TO ADD NEW CERTIFICATIONS

FINAL MAJOR PLAT				
MOSS CREEK VILLAGE RIVER CHASE, MAP 1				
TOWNSHIP #3, CITY OF CONCORD CABARRUS COUNTY, NC				
TAX PARCEL 4671975792				
OWNER: J&B DEVELOPMENT AND MANAGEMENT, INC. 9179 DAVIDSON HWY., CONCORD, NC 28027 PHONE 704-782-7800				
JAMES MAUNEY & ASSOCIATES, P.A. PROFESSIONAL SURVEYORS				
18627-A NORTHLINE DRIVE - CORNELIUS, NC 28031 TEL: 704-987-3862 - FAX: 704-987-3863				
CREW	DRAWN JM	REVISED	SCALE 1"=50'	DATE 02-08-2006
				JOB 1577
				FILE F226